

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES MEETING AND PUBLIC HEARING
HELD MONDAY, NOVEMBER 1, 2004

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: DEAN AUSILIO
KENNETH MEERSCHAERT, SR.
JOA PENZIEN
ARNOLD THOEL

ABSENT: NONE

ALSO PRESENT: Larry Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the Roll Call. All members present.

2. Approval of Agenda Items. (*With any corrections*)

MOTION by AUSILIO seconded by MEERSCHAERT to approve the agenda as presented.

MOTION carried.

3. Approval of the October 19, 2004 previous meeting minutes

MOTION by PENZIEN seconded by THOEL to approve the October 19, 2004 previous meeting minutes as submitted.

MOTION carried.

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AGENDA ITEMS:

4. **Rezoning Request;** Agricultural (AG) to Residential One Family Urban (R-1); Located on the north side of 24 Mile Road approximately 1,200 feet east of Romeo Plank Road. Joe Locricchio, Petitioner. Permanent Parcel No. 08-08-400-018.

Jerome R. Schmeiser, Community Planning Consultant, simultaneously reviewed the findings and recommendations for approval for agenda item numbers 4 and 5.

Petitioner: Not present

Public Portion: None

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-08-400-018. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

5. **Rezoning Request;** Agricultural (AG) to Residential One Family Urban (R-1); Located on the north side of 24 Mile Road approximately 1,200 feet east of Romeo Plank Road. Joe Locricchio, Petitioner. Permanent Parcel No. 08-08-400-019.

Jerome R. Schmeiser, Community Planning Consultant, simultaneously reviewed the findings and recommendations for approval for agenda item numbers 4 and 5.

Petitioner: Not present

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No.

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08-08-400-019. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 6. Special Land Use; Gateway Village; Located on the northeast corner of 24 Mile Road and Hayes Road (excluding the immediate corner); Sal-Mar Gateway LLC, Petitioner. Permanent Parcel No. 08-07-300-009**

Jerome R. Schmeiser, Community Planning Consultant, simultaneously reviewed the findings and recommendations for approval for agenda item numbers 6 and 7.

Petitioner Present: Thomas Treppa

Public Portion: Several residents addressed their concerns involving the underground improvements including utilities, pavement, landscaping, etc.

MOTION by THOEL seconded by MEERSCHAERT to approve the Special Land Use; Gateway Village, pursuant to the Planning Consultants recommendations and prior to any construction and or permits issued the petitioner must secure a permit for the greenbelt areas, landscape areas and walls on the easement owned by Consumers Power. Permanent Parcel No. 08-07-300-009. This motion is based on the Planning Consultants recommendation as follows:

- 1. The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.**
- 2. The proposed use shall be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street**

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parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.

- 3. The proposed use is designed, with respect to the location, size, intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.**
- 4. The proposed use shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.**
- 5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**
- 6. The proposed use is necessary for the public convenience at the proposed location.**
- 7. The proposed use is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**
- 8. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.**

Furthermore, the petitioner must secure a permit for the greenbelt and wall on the easement owned by Consumers Power.

MOTION carried.

- 7. Site Plan; Gateway Village; Located on the northeast corner of 24 Mile Road and Hayes Road (excluding the immediate corner); Sal-Mar Gateway LLC, Petitioner. Permanent Parcel No. 08-07-300-009**
Jerome R. Schmeiser, Community Planning Consultant, simultaneously reviewed the findings and recommendations for approval for agenda item numbers 6 and 7.

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Petitioner Present: Thomas Treppa

Public Portion: Several residents addressed their concerns pertaining to the site entrance locations, by-pass lanes, landscape plans, consumer powers gas line, garbage dumpster locations and the site illumination plans.

MOTION by KOEHS seconded by THOEL to approve the Site Plan; Gateway Village, conditioned on revised site plans being submitted showing the by-pass lanes both on Hayes and 24 Mile Roads; a site illumination plan be submitted; and prior to any construction and or permits issued, the petitioner secure a permit for the greenbelt areas, landscape areas and walls on the easement owned by Consumers Power. This motion is based on the Planning Consultants recommendations as follows:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.

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7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount to be approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.

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15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no light or glare from lights will shine into the abutting residential areas.
24. That revised site plans be submitted showing the by-pass lanes on 24 Mile Road and Hayes Road.
25. That an illumination plan be submitted along with the site plan.

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26. **Please note that the site plan has been conditioned upon all conditions of the Special Land Use approval being meet.**

MOTION carried.

8. **Site Plan; Regency Commerce Center Unit 11;** Located on the west of Regency Center Drive north of 23 Mile Road. Antonio Aftese, Petitioner. Permanent Parcel No. 08-17-344-011

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Frank Salamone, project architect

Public Portion: Joe Zelasko, Township resident, discussed the location of the building proposed for the site plan. Mr. Schmeiser described the location of the building with the resident.

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan; Regency Commerce Center Unit 11, pursuant to the Planning Consultants recommendations with the conditions that a revised site plans be submitted along with a site illumination plan containing a detailed profile of each classification of lighting fixture to be review and approval by the Township Engineers. Permanent Parcel No. 08-17-344-011. This motion is based on the Planning Consultants recommendations as follows:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
3. **The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**

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4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.

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13. **MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.**
14. **That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.**
15. **That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.**
16. **That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.**
17. **That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.**
18. **That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.**
19. **That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.**
20. **That all requirements of the Zoning Ordinance be met.**
21. **That if the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.**

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22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. This illumination plan must be reviewed and approved by the Township Engineer.

MOTION carried.

9. **Temporary Ground Sign; TCF Bank;** Located on the southeast corner of 23 Mile Road and Card Road. Aim Construction, Petitioner. Permanent Parcel No. 08-23-100-028

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner: Not present

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the temporary ground sign; TCF Bank, for a period of one year conditioned on approval by Township Engineers. This motion is based on the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the surface area of one side of the sign be limited to 32 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That the petitioner provide a revision to the site plan noting that the sign will be located 21 feet west of the east property line.
5. That the petitioner must be apprised of the fact that only one temporary sign will be allowed per project.
6. This temporary sign is approved for a period of one year at which time the petitioner may request an extension.

MOTION carried.

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10. **Site Plan; Fairway Commons;** Located on the southwest corner of 21 Mile Road and Card Road (excluding the immediate corner) Vittiglio Realty, Petitioner. Permanent Parcel No. 08-34-200-014

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Craig Duckwitz of Anderson Eckstein & Westrick

Public Portion: Township residents addressed their concerns regarding the property elevations, traffic concerns, price range for the condos and the features of the condos.

MOTION by AUSILIO seconded by PENZIEN to approve the site plan; Fairway Commons, pursuant to the Planning Consultants recommendations, with the condition that revised site plans be submitted to include by-pass lanes and/or left turn lanes for both Card and 21 Mile Roads. Permanent Parcel No. 08-34-200-014. This motion is based on the Planning Consultants recommendations as follows:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
3. **The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
4. **The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
5. **Sidewalks to be provided to the satisfaction of the Township Engineer.**
6. **Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or**

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- casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount to be approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
 10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
 11. That all signs be designated on the site plan and meet the Township requirements.
 12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
 13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
 14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be

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- constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
 16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
 17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
 18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
 19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
 20. That all requirements of the Zoning Ordinance be met.
 21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
 22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
 23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no light or glare from lights will shine into the abutting residential areas.
 24. That revised drawings be submitted showing the by-pass lanes on Card Road and 21 Mile Road.

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MOTION carried.

11. **Ground Sign; Fairway Commons;** Located on the southwest corner of 21 Mile Road and Card Road (excluding the immediate corner) Vittiglio Realty, Petitioner. Permanent Parcel No. 08-34-200-014

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Craig Duckwitz of Anderson Eckstein & Westrick

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to approve the ground sign; Fairways Commons. Permanent Parcel No. 08-34-200-014. This motion is pursuant to the Planning Consultants recommendations as follows:

That all signs be designated on the site plan and meet the Township requirements.

MOTION carried.

12. **Land Division Variance; Gateway Village Estates;** Located on the north side of 24 Mile Road east of Hayes. Sal-Mar Gateway Village Estates, Inc., Petitioner. Permanent Parcel No. 08-07-300-017

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Thomas Treppa

Public Portion: None

MOTION by PENZIEN seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the petitioners request to vary the Land Division Variance Sections 17-114 and 17-145; Gateway Village Estates, provided that the petitioner post adequate bonds. Permanent Parcel No. 08-07-300-017. This motion is based on the Planning Consultants recommendations as follows:

That Section 17-114 be granted with the understanding that all landscape improvements will be installed by June 1, 2005. In the event all landscape improvements are not installed by June 1, 2005, all building permit activity will cease.

That Section 17-145 be granted to defer the installation of underground improvements including utilities, pavement, etc. Although the Planning Consultants

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are recommending that the installation of other improvements including paving, water lines, sidewalks, underground utilities etc. be delayed, it is not so recommending that this delay will allow the developer/builder to obtain building permits to construct homes. All improvements must be installed and inspected prior to any permits being issued. This recommendation to delay is done so to allow the platting process to continue only.

MOTION by

13. **Land Division Variance; Fallbrooke Farms Subdivision;** Located on the north side of 25 Mile Road west of Broughton Road. Elro Corporation, Petitioner. Section 4. (Entire Subdivision)

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Harry Terbrueggen of Elro Corporation

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to Township Board of Trustees to grant the petitioners request to vary the Land Division Variance Section 17-114; Fallbrooke Farms Subdivision, provided that the petitioner post adequate bonds. Section 4. (Entire Subdivision). This motion is based on the Planning Consultants recommendations as follows:

That Section 17-114 be granted to allow building permits to be issued prior to the completion of the landscaping, the 8' bituminous pathway, and all sidewalks that are the developer's responsibility, with the understanding that all improvements be installed by June 1, 2005 and the required landscaping bond is posted (posted April 2003).

MOTION carried.

14. Motion to receive and file all correspondence in connection with this agenda.

MOTION by PENZIEN seconded by MEERSCHAERT to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS: None

PLANNING COMMISSION COMMENTS: None

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ADJOURNMENT:

MOTION by KOEHS seconded by AUSILIO to adjourn the meeting at 8:45 P.M.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmb